

**1 Riesling Avenue, Glengowrie, SA 5044**



**House For Sale**

Sunday, 23 June 2024

**1 Riesling Avenue, Glengowrie, SA 5044**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Rod Smitheram

0882928300

## Auction (USP)

Welcome to this luxurious family sanctuary located on Riesling Avenue, Glengowrie. This exquisitely designed property offers a harmonious blend of elegance and comfort, perfectly catering to the needs of modern family living. As you step through the entrance, you are welcomed into a spacious living area filled with natural light. The room features sophisticated plantation shutters, a charming fireplace, and designer finishes, creating a warm and inviting atmosphere ideal for family gatherings and cosy evenings. Adjacent to the living room is a state-of-the-art kitchen, boasting high-end stainless steel appliances, sleek cabinetry, and a stylish breakfast bar, seamlessly connecting the cooking and dining areas. The open-plan design ensures that preparing meals can be a shared family experience. The property includes three beautifully appointed bedrooms, each designed with comfort and style in mind, offering built-in wardrobes and large windows that flood the rooms with light. These versatile spaces can easily be adapted for use as a home office, nursery, or guest room. The main bathroom is a spa-like haven, complete with contemporary fixtures, a large shower, and a bathtub, providing a serene retreat for relaxation and rejuvenation. Outdoor living is a highlight of this home. The alfresco dining area is perfect for family meals and entertaining guests, overlooking the stunning landscaped garden and sparkling pool. The shade sail offers comfort and protection, making this an ideal space for summer barbecues and outdoor activities. The beautifully designed pool is the centerpiece of the backyard, providing endless fun and relaxation for the whole family. For those seeking rental income opportunities, the property boasts a luxurious self-contained living area ideal for Airbnb or long-term rentals. This versatile space includes a living room, kitchen, bedroom, and bathroom, ensuring privacy and convenience for guests. The fully-equipped amenities make it an attractive option for travelers or tenants, providing a steady stream of potential income. Additional features of this home include a large garage, carport, ceiling fans in all bedrooms, ducted air conditioning, and ample storage space, catering to all your practical needs while maintaining the property's elegant aesthetic. The property's unbeatable location enhances its appeal even further. With Glenelg Beach and Jetty Road just around the corner, your summers will be filled with beachside relaxation and culinary adventures at the numerous nearby cafes and restaurants. Families will appreciate the close proximity to Hazelmere Reserve, offering a playground, netball and tennis courts, and expansive green spaces for outdoor fun. For your shopping needs, Westfield Marion is a short drive away, ensuring all your retail desires are easily met. The nearby tramline provides hassle-free access to the CBD, making commuting a breeze. Education options abound, with the property zoned to Glenelg Primary School and within easy reach of prestigious schools such as Westminster School, Immanuel College, and Sacred Heart College. This exceptional residence offers a unique blend of luxury and family-friendly design, making it the perfect place to create lasting memories. Don't miss the opportunity to own this stunning home in the heart of Glengowrie. What we Love:

- Luxurious family sanctuary
- Spacious living area with natural light and plantation shutters
- Charming fireplace in the living room
- State-of-the-art kitchen with high-end stainless steel appliances
- Sleek cabinetry and stylish breakfast bar
- Three beautifully appointed bedrooms with built-in wardrobes
- Spa-like main bathroom with contemporary fixtures, large shower, and bathtub
- Alfresco dining area perfect for family meals and entertaining
- Stunning landscaped garden and sparkling pool with shade sail
- Luxurious self-contained living area for extended family or guests
- Self-contained area includes living room, kitchen, bedroom, and bathroom
- Large garage and carport for ample parking
- Ample storage space throughout the property
- Close proximity to Hazelmere Reserve
- Close to Glenelg Beach and cosmopolitan Jetty Road
- Short drive to Westfield Marion
- Zoned to Glenelg Primary School
- Close to Westminster School, Immanuel College, and Sacred Heart College

Auction: Saturday, 6th July 2024 at 3.30pm Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.